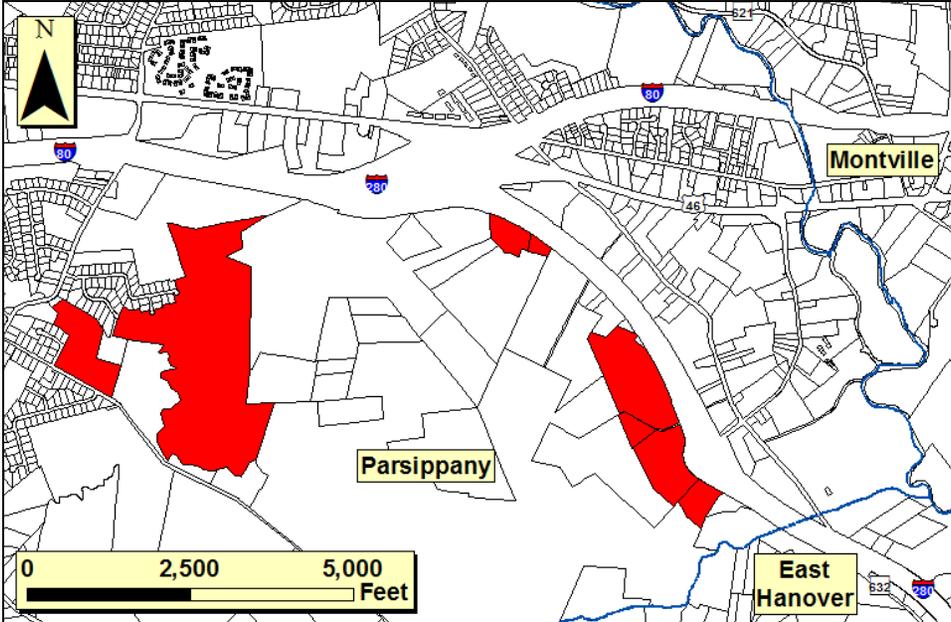


### Zoning Ordinances Introduced: May 2014

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Jefferson	2-14	7/16/14	Amend the Municipal Code to add a Riparian Zones chapter for the purpose of regulating uses and activities within riparian zones in keeping with WQMP rules.	
Township of Jefferson	3-14	7/16/14	Amend the Municipal Code to add a Steep Slopes chapter for the purpose of regulating uses and activities on steep slopes in keeping with WQMP rules.	
Township of Jefferson	4-14	7/16/14	Amend the Subsurface Sewage Disposal System Management chapter of the Municipal Code to change the definition of "Program Area" from "The portion of Jefferson Township within the Musconetcong watershed" to "This Ordinance shall be applicable throughout the entire Township of Jefferson."	
Borough of Morris Plains	9-2014	6/19/14	This ordinance readopts content identical to Ordinance 7-2014, which was adopted in May 2014 and may be seen in the May 2014 Zoning Report.	Ordinance 7-2014 was adopted prior to a resolution explaining its inconsistency with the Borough Master Plan as required by the MLUL. Ordinance 9-2014 readopts the same content in order to correct this procedural deficiency.
Borough of Mountain Lakes	04-14	7/28/14	Amend the Revised General Ordinances to establish Wellhead Protection Area Regulations. This new chapter places various restrictions and prohibitions on land uses or activities that add Major or Minor Potential Pollutant Sources depending on their location within a Tier 1, Tier 2, or Tier 3 Wellhead Protection Area. These three tiers are added as overlays to the underlying zoning districts.	
Borough of Mountain Lakes	05-14	5/27/2014	<p>Amend the Zoning and Land Use Regulations as follows:</p> <ul style="list-style-type: none"> <li>• Where there is a neighboring house or principal building on an adjacent property, the setback distance from the lake of any proposed new accessory structure shall be no less than the setback of the neighboring house or principal building, or 25 feet, whichever is greater.</li> <li>• The definition of "Setback Line" is amended so that driveways and walkways are excluded from the setback requirements.</li> </ul>	

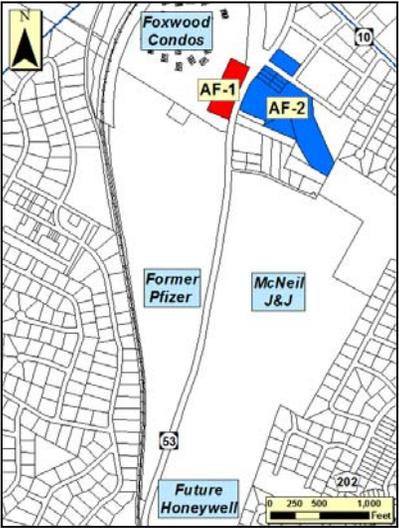
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Parsippany-Troy Hills	2014:16	6/2/14	<p>This ordinance replaces Ordinance 2014:09, which was introduced in April 2014. It differs from Ordinance 2014:09 by adding more properties to the Recreation, Conservation and Wildlife (RCW) District and renumbering the two referenced preliminary lots.</p> <p>Amend the Zoning Map to place several properties located in the Troy Meadows area wetlands into the RCW District., which permits farms, outdoor commercial and noncommercial recreational uses, and ecology classes. Changes are as follows:</p> <ul style="list-style-type: none"> <li>• Block 765, Preliminary Lot 2 from R-1 and R-3 to RCW.</li> <li>• Block 765, Preliminary Lot 1 from R-3 to RCW.</li> <li>• Portions of Block 765, Lot 81 that are currently in the R-1 and R-3 Districts to RCW.</li> <li>• Block 765, Lots 68 and 81.8 from LIW-5 to RCW.</li> <li>• Portions of Block 765, Lots 79 and 81</li> </ul> 	<p>This map is a rough approximation based on discussion with the Township Planner. The preliminary lots are the result of subdivisions for which Morris County does not have boundary data.</p> <p>The vast majority of the acreage involved is owned by Wildlife Preserves, Inc., a private, nonprofit land conservation corporation dedicated to the preservation of natural areas, open space, wildlife, and wildlife habitats for conservation, education, and research. A small portion is owned by NJDEP.</p>

### Zoning Ordinances Adopted: May 2014

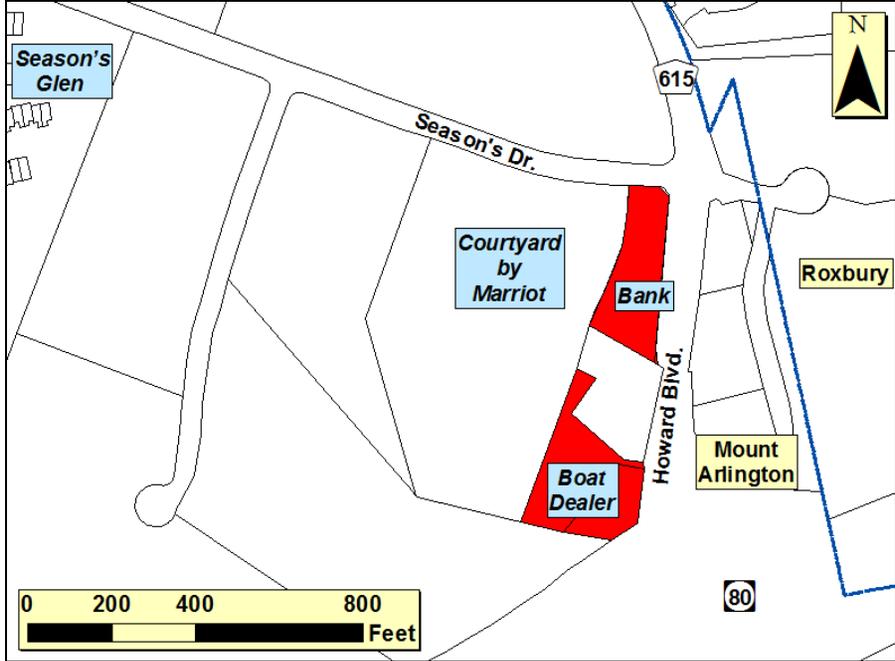
Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Denville	6-14	5/9/14	<p>Amend the Land Use Regulations to remove hotels as a permitted use in the I-1 Zone and permit hotels as a conditional use in the I-2 Zone. Hotels shall be restricted to parcels that are located within a 1/2 mile distance to access to the Federal Highway System (measured as the site is accessed, not radially). Minimum lot size shall be 2 acres. A combination of FAR, height limitations and maximum building footprints are utilized to control the total amount of development on a specific site. A FAR of .25 is permitted, however a bonus for hotel uses holds that for each 1% (.01) in excess of the minimum required landscaped area an additional 2% (.02) of FAR is permitted to a maximum FAR of .55. All hotel buildings shall contain a central entrance leading to a common lobby area, which lobby area shall be manned 24 hours a day. Access to the sleeping rooms shall be only through hallways extending from the lobby area. Retail is permitted as an accessory use to hotels.</p>	<p>Ordinance 6-14 is similar to Ordinance 19-13, which was introduced in July of 2013 but never adopted. The primary difference is that Ordinance 19-13 would have removed motels as a permitted use throughout the Township whereas Ordinance 6-14 does not.</p>
Township of East Hanover	4-2014	5/19/14	<p>Amendments are proposed for the Land Use and Zoning Regulations, including the following:</p> <ul style="list-style-type: none"> <li>• Amend the definition of “Building Area” to exclude porticos up to 50 sq. ft. in area.</li> <li>• Add a new item to the list of definitions, “Portico,” which is defined a structure consisting of a roof supported by columns, piers or pillars, attached to a building on the exterior as a porch or to cover a walkway or an entrance to a building.</li> </ul>	
Township of East Hanover	5-2014	5/19/14	<p>Amend the Land Use and Zoning Regulations to add a new section establishing regulations for the placement and use of clothing donation bins. The stated purpose is concern that some of these bins are of questionable origin and appear to be associated with for-profit entities. There is also concern that these bins have been placed on private and municipally owned properties without authorization of the property owners, that they are not been regularly collected and that they become depositories for refuse. Examples of the new regulations include the following:</p> <ul style="list-style-type: none"> <li>• Clothing donation bins require a permit issued by the Zoning Officer.</li> <li>• The annual permit fee is \$25 per bin, with a maximum of two bins per property.</li> <li>• The owner/applicant shall be recognized as a charitable, civic, religious or other exempt entity.</li> <li>• The application shall include written consent from the property owner to place the bin.</li> <li>• No bin will be authorized in any Residential Zone; bins will be authorized in the Business Zones only (B1, B2, B2B and HDOCI).</li> </ul>	

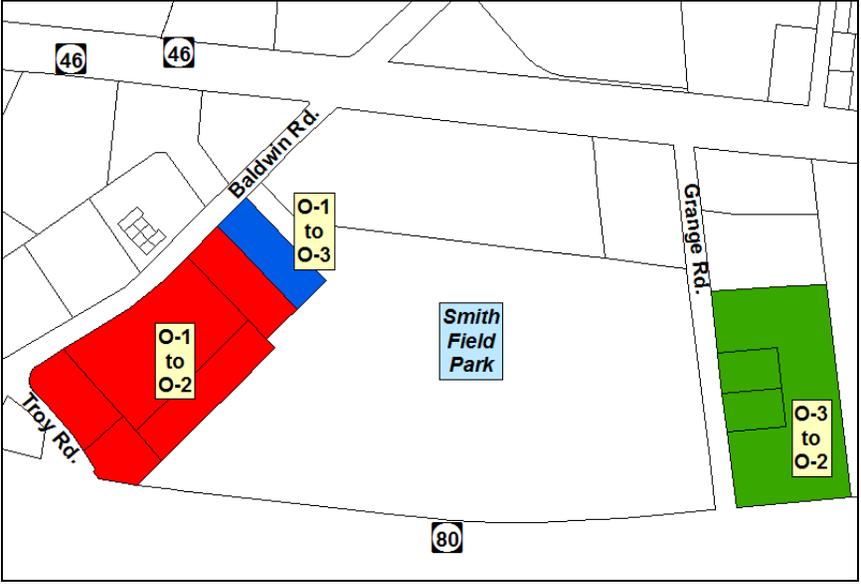
Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of East Hanover	6-2014	5/19/14	Amend the Land Use and Zoning Regulations to provide that any proposed revision to a previously approved Site Plan of a single family residential property must first be reviewed by the Zoning Officer. If the Zoning Officer determines the revision to be minor in scale, the applicant may elect to present the revision for approval at a Development Review Committee Meeting. However, any proposed revision that results in a variance condition must be presented to the Township Land Use Planning Board.	
Borough of Florham Park	14-1	5/30/14	<p>Amend the Zoning Regulations to permit Corporate Suites within the Planned Office District POD-S Zone. Corporate Suites are defined as buildings containing suites/occupancy units available to the public, contracted for occupancy on a transient or transitional basis. The units include facilities for “living, sleeping, eating, cooking and sanitation.” The amendment permits Corporate Suites as part of the required Commercial Use Component of a Planned Unit Development.</p> <p>Standards applicable to Corporate Suites include the following:</p> <ul style="list-style-type: none"> <li>• Maximum Build-Out: 275 Corporate Suites</li> <li>• At least 50% one bedroom with none more than two bedrooms</li> <li>• Minimum Lot Size: 8 acres</li> <li>• Location: Lot Fronting Park Avenue</li> </ul> <p>The POD-S Zone currently includes the Jets Training Complex, the BASF Headquarters and five vacant tracts totaling 220 acres.</p>	As described, a “Corporate Suites” facility would more commonly be defined as an “extended stay hotel.”
Township of Hanover	17-14	5/13/14	Amend the Land Use and Development Regulations to revise the definition of “Administrative Officer” to incorporate a table whereby the specific township official (Zoning Officer, Township Clerk, Board Secretary, etc.) is listed alongside a related function (zoning permits, certification of subdivision approvals, repository of meeting minutes, etc.). Also, replace the term “Administrative Officer” in numerous locations throughout the Regulations with the title of the specific township official with authority over a specific function.	

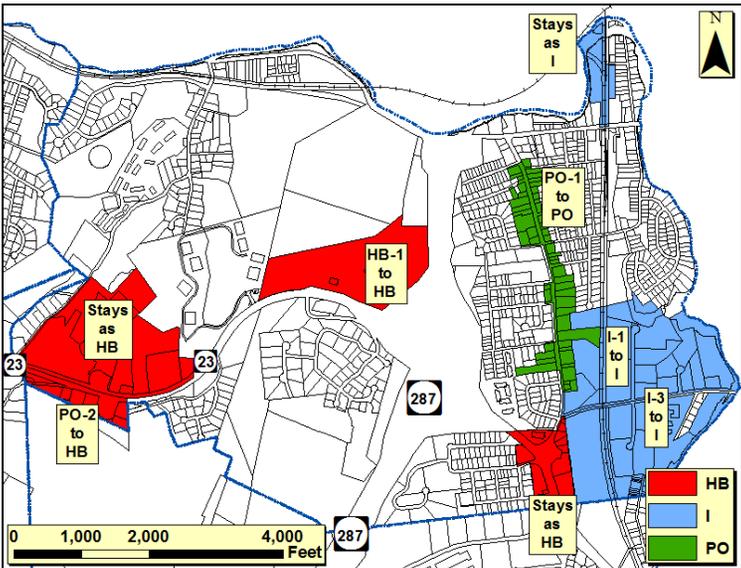
Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Madison	31-2014*	5/30/2014	<p>Amend the Land Development Regulations to make a large number of changes and additions to the conditional use regulations applicable to restaurants with drive-through windows. Examples of some of the changes include the following:</p> <ul style="list-style-type: none"> <li>• The minimum lot area is increased from 15,000 sq. ft. to 20,000 sq. ft.</li> <li>• The minimum distance of transaction windows and speaker systems to any property line of any residential use is increased from 50 feet to 60 feet.</li> <li>• Internal circulation shall be such that stacked vehicles for the drive-through window(s) shall not interfere with general vehicular circulation and parking or pedestrian circulation on the site.</li> <li>• On any lot within 250 feet of a residential use or district or within 250 feet of the Central Business District, the primary building material shall be masonry, hardie plank, or some combination thereof.</li> </ul>	
Township of Mendham	7-2014*	5/29/14	Amend the Zoning Regulations to eliminate the requirement that telecommunications towers and antennas be located only on municipally owned property or on property owned by a public utility water company.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments																		
Borough of Morris Plains	7-2014	5/8/14	<p>Amend the Land Development Ordinance and Zoning Map to create two new affordable housing zoning districts, place several parcels into the newly established districts and add shelters and various types of supportive housing as permitted uses in the R-2 District.</p> <p>The new AF-1 and AF-2 Affordable Housing Residential Districts consist of vacant Borough owned land on opposite sides of Rt. 53. AF-1 is a 2.7 acre parcel on southbound Rt. 53 just east of the Foxwood Condos and is currently in the R-4 District. AF-2 consists of nine parcels totaling 16.6 acres on northbound Rt. 53, mostly in the R-2 District, with the northernmost parcel in the OB District. The McNeil/J&amp;J site and the former Pfizer site are just to the south. Further south along Rt. 53 is the future site of the Honeywell headquarters.</p> <p>Both the AF-1 and the AF-2 Districts would permit low and moderate income apartment dwelling units at rates compliant with COAH rules and subject to various requirements, including the following:</p> <table border="0" data-bbox="730 605 1472 792"> <thead> <tr> <th></th> <th style="text-align: center;">AF-1</th> <th style="text-align: center;">AF-2</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot:</td> <td style="text-align: center;">110,000 sq. ft.</td> <td style="text-align: center;">5 acres</td> </tr> <tr> <td>Maximum Density:</td> <td style="text-align: center;">25 units / ac.</td> <td style="text-align: center;">25 units / ac.</td> </tr> <tr> <td>Max. Bldg. Coverage:</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>Max. Imp. Coverage:</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">80%</td> </tr> <tr> <td>Maximum Height:</td> <td style="text-align: center;">4 stories/58 ft.</td> <td style="text-align: center;">4 stories/58 ft.</td> </tr> </tbody> </table> <p>In addition, shelters, supportive and special needs housing, supportive shared living housing, transitional housing and permanent supportive housing are added to the list of permitted uses in the R-2 Zone, subject to a new section establishing restrictions on such uses, including a minimum lot size of 2 acres (or the district's minimum if greater).</p> 		AF-1	AF-2	Minimum Lot:	110,000 sq. ft.	5 acres	Maximum Density:	25 units / ac.	25 units / ac.	Max. Bldg. Coverage:	20%	25%	Max. Imp. Coverage:	80%	80%	Maximum Height:	4 stories/58 ft.	4 stories/58 ft.	<p>Mayor Frank Druetzler reports that the Borough intends to develop these sites as Borough owned 100% affordable developments in partnership with an affordable housing developer. A benefit of this approach is that there would not be a 30 year limit on a deed restriction; rather the units would be affordable in perpetuity.</p> <p>The Mayor reports that the AF-1 District is expected to be developed with approximately 56 units while the build-out for the AF-2 District is yet to be determined.</p> <p>The developer of the nearby former Pfizer site has proposed an 800 unit development which would include 295 units of affordable housing. This proposal is in litigation.</p>
	AF-1	AF-2																				
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Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Morris Plains	8-2014	5/7/14	<p>Several amendments are proposed for the Land Development Ordinance, including the following:</p> <ul style="list-style-type: none"> <li>• Permit retail pharmacies with drive-thru facilities in the B-3 Zone.</li> <li>• Increase the maximum FAR from 20% to 22% in the B-3 Zone.</li> <li>• Reduce the minimum required off-street parking in the B-3 Zone for all sales and services except restaurant uses from 1 space for each 180 sq. ft. of gross floor area to 1 space for each 200 sq. ft. of gross floor area.</li> <li>• Housekeeping amendments to several of the application checklists.</li> </ul>	
Township of Morris	08-14	5/15/14	Amend the Zoning Regulations so that wireless telecommunications facilities may be served by an emergency generator. Such facilities may not be powered by generators on a regular, non-emergency basis.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Mount Arlington	06-14	5/13/14	<p>Amend the Zoning Map to rezone Block 61, Lots 23.02 and 39.01 from the HMC Hotel, Motel, Conference Center Zone to the B-1 Business Zone. The two lots are located on southbound Howard Blvd. north of the interchange with I-80. Lot 23.02 has a Bank of America on one acre and lot 39.01 is home to North Jersey Marine (a boat dealer) on two acres. To the east are a restaurant and gas station and two office buildings. To the west is the Courtyard by Marriot, the Mount Arlington Corporate Center and the Season's Glen residential development.</p> <p>The HMC Zone was intended for large planned developments of hotels, motels and conference centers on lots of 10 acres or more, while the B-1 Zone permits a wide range of commercial development with a minimum 20,000 sq. ft. lot size. As a result of a recent lot line adjustment/subdivision, lot 39.01 and former lot 40.01 were merged along with the addition of a portion of lot 23.01. The resulting lot 39.01 became split-zoned between B-1 and HMC. This ordinance implements a zone change to B-1 due to the fact that these lots are much smaller than the 10 acre minimum in the HMC Zone.</p> 	The rezoning follows the recommendations of the "Planning Report and Proposed Amendment to the Land Use Element of the Master Plan," dated March 14, 2014.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany-Troy Hills	2014:07	5/27/14	Amend the Zoning Regulations to permit off-premise signs in the O-1, O-2, POD, and LIW-5 Districts, subject to various restrictions such as minimum and maximum yard setbacks, maximum height, and maximum sign face area.	The Township Planner reports that this ordinance is part of a settlement of litigation involving a billboard company that accused the Township of not having sufficient areas where billboards were permitted. See also related Ordinance 2014:08
Township of Parsippany-Troy Hills	2014:08	5/27/14	<p>Amend the Zoning Regulations and Zoning Map to modify and reestablish the O-2 Office Professional District. Various changes are made to the O-2 bulk regulations, most significantly a reduction of the minimum lot area from 80,000 sq. ft. to 15,000 sq. ft.</p> <p>Although the O-2 District exists within the text of the Zoning Regulations, the O-2 District does not currently occupy any area of the existing Zoning Map. The lots to be rezoned are all Township owned properties on either side of Smith Field Park just north of I-80.</p> <p>One grouping on northbound Baldwin Rd. and Troy Rd. (Block 728, Lots 4, 4.01, 5, 6, and 7) includes the Parsippany Police Athletic League and the Parsippany VFW as well as two vacant lots and is proposed to be rezoned from O-1 to O-2. Just north of that grouping is a vacant lot (Block 728, Lot 8) to be rezoned from O-1 to O-3. On southbound Grange Rd. are three vacant lots (Block 729, Lots 3, 4, and 5) to be rezoned from O-3 and O-2.</p> 	<p>This ordinance is part of a settlement of litigation involving a billboard company that accused the Township of not having sufficient areas where billboards were permitted. The Township would host billboards on some of these properties so they may be seen by traffic on nearby I-80.</p> <p>Block 728, Lot 8 is being rezoned to O-3 in order to be consistent with the zoning of Smith Field Park, of which it is a part.</p>

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Riverdale	04-2014*	4-2014	<p>Amend the Zoning Regulations and Zoning Map to make a various changes, the most important of which include the following:</p> <ul style="list-style-type: none"> <li>• Combine the I, I-1 and I-3 Districts into a single I - Industrial District. The bulk regulations are largely as under the existing I-District. Areas within the former I-1 District (minimum lot size 1 acre) and I-3 District (minimum lot size 3 acres) shall now be subject to the I District's minimum lot size of 40,000 sq. ft.</li> <li>• Combine the HB and HB-1 Districts into a single HB - Highway Business District. The permitted uses are closer to those permitted in the existing HB District, which differed from HB-1 by having a much longer list of specified retail uses. Areas within the former HB-1 (minimum lot size 5 acres) shall now be subject to the HB District's minimum lot size of 24,000 sq. ft. The former HB-1 District is the site of the Riverdale Crossing shopping center.</li> <li>• The PO-2 - Professional Office District is eliminated. Its place on the Zoning Map shall now be within the HB District. The former PO-2 District permitted only offices on a minimum 43,560 sq. ft. lot whereas the HB District permits various retail uses as well as offices and warehouses on minimum 24,000 sq. ft. lots.</li> <li>• The PO-1 District is renamed PO District. The yard requirements for both office and single family uses are adjusted. The minimum floor area for single family is increased from 900 sq. ft. to 1,200 sq. ft.</li> <li>• Add a bulk schedule and a permitted use schedule to list these items all in one place instead of separately as part of the text of each zone</li> </ul> 	<p>Mayor Budesheim reports that there was concern that the Zoning Regulation and Map had unnecessary complexity, hence the combination of several zones. He also indicates that the addition of a bulk schedule and a permitted use schedule will make the regulations easier to navigate.</p>

Proposed Ordinances Received: 10

Adopted Ordinances Received: 15

Total Ordinances Processed: 25

\* Ordinance introduced and adopted during the same month.

